

Ordinance: 634ZC641

Effective: September 1, 2009

Z-30-09 Conditional Use – Falls of Neuse Road - located on the east side, south of its intersection with Falls Church Road, being Wake County PIN(s) 1716472665. Approximately 5.11 acres rezoned to Residential 15 Conditional Use.

Conditions Dated: 08/04/09

2) Narrative of conditions being-requested:

A. Right-of-way reimbursement shall be provided at the existing zoning, R-4, levels.

B. Uses on the subject property shall be limited to congregate care or congregate living structures with accessory uses with no more than 120 congregate care or congregate living structure dwelling units as described in Raleigh City Code Section 10-2102(g) and those uses permitted under the current zoning district, R-4, at R-4 density.

C. Buildings shall be limited to four (4) stories, or fifty feet (50') in height as measured per Raleigh City Code Section 10-2076.

D. All outdoor lighting fixtures shall be cut-off design and directed away from adjacent residential properties.

E. Prior to the issuance of a building permit, an offer of cross-access shall be provided to the Raleigh Racquet Club property to the east of this site, further described in Book 1948, Page 258, Wake County Registry.

F. Prior to lot recordation or the issuance of any building permit, whichever shall first occur, the owner shall provide the City with a transit easement measuring twenty feet (20') long by fifteen feet (15') adjacent to the public right-of-way of Falls of Neuse Road.

G. The subject property shall be limited to no more than one driveway access onto Falls of Neuse Road.